

Hammond



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

October 4, 2004

To: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: David E. Janssen 
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

**QUARTERLY REPORT ON COMMUNITY REDEVELOPMENT AGENCY (CRA) ACTIVITY
(THIRD QUARTER 2004)**

In response to the increased level of CRA activity in the County and this office's augmented role in analyzing and scrutinizing these activities, we provided your Board with an initial "Quarterly Report on CRA Issues" on October 12, 2000. Attached is the latest Quarterly Report, covering activities during the third quarter of the calendar year. As we indicated in our initial report to your Board, and consistent with the Board-approved policies and procedures, this office works closely with the Auditor-Controller, County Counsel, and appropriate Board offices in: analyzing and negotiating proposals by redevelopment agencies to amend existing redevelopment agreements; reviewing proposed new projects for compliance with redevelopment law, particularly blight findings and determining appropriate County response; and ensuring appropriate administration of agreements and projects.

The attached report reflects a summary of the following activities during the quarter:

- Notifications provided to the Board regarding new projects;
- Board letters/actions; and
- Major ongoing issues and other matters, including litigation.

Please let me know if you have any questions, or your staff may contact Robert Moran or Jerry Ramirez at (213) 974-1130 or (213) 974-4282, respectively.

DEJ:MKZ
RTM:nl

Attachment

c: Auditor-Controller
County Counsel

COMMUNITY REDEVELOPMENT AGENCY (CRA) ISSUES
Quarterly Report – Third Quarter 2004 – September 30, 2004

New CRA Projects - Routine Notifications/Reports Provided to Board

CRA Projects	District	Type of Notification	Date
None			

Board Letters/Actions During Quarter

CRA Projects	District	Action	Date of Board Action
None			

Major Ongoing or Emergent CRA Issues

Glendora (Fifth District)

Issue: CAO received Initial Study for Redevelopment Project No. 5 for the Glendora Community Redevelopment Agency. The proposed project would merge the Agency's four existing redevelopment areas in the City, add new territory, and establish the authority to purchase non-residential real property through eminent domain in all five areas. The added area comprises approximately 309.56 acres.

Status: Staff met with City and advised them that the proposed project area does not appear to meet blighting requirements consistent with Redevelopment Law. City expressed interest in a joint redevelopment project and/or pursuit of the merger of their existing redevelopment projects independent of project expansion. Staff will continue to work with City and study County impact of any proposals.

Long Beach (Fourth District)

Issue: The City of Long Beach issued a report indicating an intent to pursue an Amendment to the Redevelopment Plan for the Poly High Redevelopment Project. The proposed project would increase the tax increment limit for the project.

Status: When the City issues the Initial Study, a report will be issued to the Board. At the appropriate time, this office will also investigate the City's blight findings and develop an estimate on the financial impact on the County.

Litigation

Los Angeles - City Center (First and Second Districts)

Issue: Agency adopted the City Center Redevelopment Project on May 15, 2002. This project of approximately 880 acres in Downtown Los Angeles reestablishes as a new project much of the existing Central Business District (CBD) Project, which has reached its court-validated project cap.

Status: The County filed a lawsuit objecting to the Project on the basis that it violates the court-validated project cap on the CBD Project, and improperly includes 30 acres of non-blighted parking lots surrounding the Staples Center. The trial judge issued a final decision invalidating the project. The judge's decision cites the court-validated project cap and the inconsistency of permitting the City to evade the effect of that limitation. The City has appealed the decision.

Los Angeles - Central Industrial (First and Second Districts)

Issue: The City adopted the Central Industrial Redevelopment Project on November 15, 2002. The project includes approximately 744 acres of primarily industrial areas located in the southeast section of Downtown Los Angeles. Similar to the City Center Project, the Central Industrial Project includes detachment of parcels from the CBD Project.

Status: Similar to City Center, County filed lawsuit objecting to the Project on the basis that it violates the court-validated project cap on the CBD project. On September 19, 2003, the court issued a ruling invalidating the project. The City has appealed the decision.

Legislation

SB 1382

Issue: This Bill is sponsored by the County and would require redevelopment agencies to provide counties with the Preliminary Report (which includes the blight study, listing of proposed projects, and financial analysis) at least 90-days prior to the Joint Public Hearing for project adoption.

Status: The Bill was chaptered into law on July 16, 2004.

Overall CRA Statistics

Active CRA Projects	307
Pending CRA Projects	18